

**WELWYN HATFIELD BOROUGH COUNCIL
EXECUTIVE DIRECTOR - PLANNING, PUBLIC PROTECTION AND GOVERNANCE**

DELEGATED APPLICATION

Application No: 6/2017/2729/HOUSE
Location: 159 Parkway Welwyn Garden City AL8 6JA
Proposal: Erection of single storey rear extension following demolition of existing outbuilding
Officer: Mrs Sarah Madyausiku

Recommendation: Granted

6/2017/2729/HOUSE

Context			
Site and Application description	The site is a plot featuring a two storey semi-detached dwelling house adjoining No.157 and 155. Number 157 has a full width single storey rear extension, which adjoins a side extension.		
Constraints (as defined within WHDP 2005)	CA - Conservation Area: WGC1; - Distance: 0 Wards - Handside - Distance: 0		
Relevant planning history	Next door property at number 157 Parkway: Application Number: N6/2014/0102/FP Decision: Granted Decision Date: 20 March 2014 Proposal: Erection of single storey rear extension, entrance lobby and relocation of existing flank window following demolition of existing outbuildings. Implemented		
Consultations			
Neighbour representations	Support: 0	Object: 0	Other: 0
Publicity	Site Notice Display Date: 28 November 2017 Site Notice Expiry Date: 19 December 2017 Press Advert Display Date: 6 December 2017 Press Advert Expiry Date: 20 December 2017		
Summary of neighbour responses	None		
Consultees and responses			
Relevant Policies			
<input checked="" type="checkbox"/> NPPF <input checked="" type="checkbox"/> D1 <input checked="" type="checkbox"/> D2 <input type="checkbox"/> GBSP1 <input checked="" type="checkbox"/> GBSP2 <input checked="" type="checkbox"/> M14			

Others SDG	
Main Issues	
Is the development within a conservation area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Would the significance of the designated heritage asset be conserved or enhanced?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
Would the development reflect the character of the area?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Comment (if applicable):	
Would the development reflect the character of the dwelling?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment The design approach of the proposed rear extension with its flat roof and limited height would be acceptable. A condition is recommended for the materials used in its construction to match those of the main house.	
Would the development maintain the amenity of adjoining occupiers? (e.g. privacy, outlook, light etc.)	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment	
Would the development provide / retain sufficient parking?	
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Comment Not applicable.	
Any other issues	
Conclusion	
The proposed development is acceptable with regard to the impact on both visual and residential amenity and the proposal would not impact on car parking in accordance with the overall aims of the National Planning Policy Framework 2012, Policies D1 and D2 of the Welwyn Hatfield District Plan 2005, Policies SP9 and SADM12 of the Draft Local Proposed Submission and the Supplementary Design Guide 2005.	

Conditions:

1. The brickwork, roof tile, bond, mortar, detailing, guttering, soffits and other external decorations of the approved extension/alterations must match the existing dwelling/building in relation to colour and texture.

REASON: To ensure a satisfactory standard of development in the interests of visual amenity in accordance with the National Planning Policy Framework and Policies D1 and D2 of the Welwyn Hatfield District Plan 2005.

DRAWING NUMBERS

2. The development/works shall not be started and completed other than in accordance with the approved plans and details:

Plan Number	Revision Number	Details	Received Date
001		Existing Site Plans, Ground Floor Plan, Roof Plan And	24 November 2017

002 Elevations
Proposed Site Plans, Ground 24 November 2017
Floor Plan, Roof Plan And
Elevations

REASON: To ensure that the development is carried out in accordance with the approved plans and details.

1. POSITIVE AND PROACTIVE STATEMENT

The decision has been made taking into account, where practicable and appropriate the requirements of paragraphs 186-187 of the National Planning Policy Framework and material planning considerations do not justify a decision contrary to the development plan (see Officer's report which can be viewed on the Council's website or inspected at these offices).

Informatives:

1. This permission does not convey any consent which may be required under any legislation other than the Town and Country Planning Acts. Any permission required under the Building Regulations or under any other Act, must be obtained from the relevant authority or body e.g. Fire Officer, Health and Safety Executive, Environment Agency (Water interest etc. Neither does this permission negate or override any private covenants which may affect the land.
2. Any damage to the grass verges caused by the development/works hereby approved is the responsibility of the applicant and must be re-instated to their original condition, within one month of the completion of the development/works. If damage to the verges are not repaired then the Council and/or Highway Authority will take appropriate enforcement action to remedy any harm caused.

Determined By:

Mrs Sarah Smith
18 January 2018